



## Design Review Board Staff Report

**TO:** DESIGN REVIEW BOARD

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**THROUGH:** LINDA M. EDWARDS, AICP, PRINCIPAL PLANNER 480-503-6750  
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**MEETING DATE:** JULY 19 2012

**SUBJECT:** DR12-04, BANNER HEALTH CENTER

<b>STRATEGIC INITIATIVE:</b>	Economic Development
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### **REQUEST**

DR12-04, Banner Health Center: site plan, landscape plan, grading and drainage, elevations, floor plans, lighting, signage, colors and materials, for the Banner Health Center located at the southwest corner of Civic Center Drive and Warner Road zoned Regional Commercial (RC).

### **RECOMMENDED MOTION**

Move to approve the findings of fact and approve DR12-04, Banner Health Center, subject to conditions.

### **APPLICANT/OWNER**

Banner Health  
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## **BACKGROUND/DISCUSSION**

### **History**

October 25, 2005	Town Council approved GP05-07 (Res. #2649), the minor General Plan Amendment from Shopping Center Land Use Designation to Regional Commercial (RC) Land Use Designation, for Gilbert Town Center, for approx. 37 acres.  Town Council approved Z05-14 (Ord. #1689), a rezoning request from Town of Gilbert Shopping Center (SC) zoning district with a PAD Overlay to Town of Gilbert Regional Commercial (RC) zoning district with a PAD Overlay, for Gilbert Town Square, for approx. 37 acres located at the southeast corner of Gilbert Road and Warner Road.
May 10, 2012	The Design Review Board reviewed DR12-04 as a Study Session item.
May 17, 2012	The Town Council approved Z12-02, the rezoning request on the 11.7 subject site to rezone the site to Regional Commercial (RC) zoning district with a PAD Overlay zoning district, removing it from the previous PAD and Development Plan (Ord. #1689).
June 14, 2012	The Design Review Board continued DR12-04 to the July 19, 2012 DRB hearing.

### **Overview**

The recent request (Z12-02) to rezone the 11.7 acre site to Regional Commercial (RC) zoning district essentially removed the 11.7 acre subject site from the requirements of the existing Gilbert Town Center PAD and Development Plan and allows for the site to develop as approved with a Regional Commercial (RC) PAD.

Banner Health has proposed to develop a 1 and 2-story Banner Health Center (BHC) facility approx. 87,410 sq. ft. constructed in two (2) Phases on the site. The project is located at the southwest corner of Civic Center Drive and Warner Road.

### **Surrounding Land Use & Zoning Designations:**

	<b>Existing Land Use Category</b>	<b>Existing Zoning</b>	<b>Existing Use</b>
North	General Commercial (GC)	GC	Warner Road then existing Charter School.
South	Public Facility/ Institutional (PF/I) and Regional Commercial (RC)	PF/I and RC with PAD	Town of Gilbert and undeveloped RC with PAD.
East	General Commercial (GC)	GC	Civic Center Drive then existing retail.

West	Regional Commercial (RC)	RC	Undeveloped RC with PAD.
Site	Regional Commercial (RC)	RC PAD	Undeveloped.

This project has been reviewed under the Regional Commercial (RC) zoning district development regulations under the LDC as identified by the following Project Data Table:

Development Standard	Proposed Development	RC Requirements
Building Area:	23,426 sq. ft. (BHC - Phase I – 1-story bldg) <u>63,984 sq. ft. (BHC - Phase II – 2-story bldg)</u> 87,410 sq. ft. – Total (BHC Building)	No maximum requirement
Site Area	11.76 gross acres (BHC site)	No minimum requirement
Lot Coverage:	17.1% (Phase I&II on 11.76 acre BHC site)	No maximum requirement
Minimum Building/ Landscape Setbacks (ft.)	25' / 25' (front) 20' / 20' (side) 20' / 20' (rear)	25' / 25' (front) 20' / 20' (side) 20' / 20' (rear)
Parking:	151 parking spaces at BHC Phase I <u>330 parking spaces at BHC Phase II</u> 481 total parking spaces for BHC under AUP12-04 (Ratio of 1:181 sq ft). <i>(*36 of the 481 parking spaces are covered)</i>	157 parking spaces (Phase I) <u>427 parking spaces (Phase II)</u> 584 total required parking spaces for BHC under LDC (Ratio of 1:150 sq ft).
Landscape Area	75,694 sq. ft. (BHC - Phase I) <u>117,805 sq. ft. (BHC - Phase II)</u> 203,122 sq. ft. – Total 39.6% (4.66 acres of 11.76 acre BHC site)	15% minimum requirement
Building Height:	27'4" 1-story (BHC Phase I) 42' 2-stories (BHC Phase II)	55' max

## **DISCUSSION**

### **Site**

The project for the Banner Health Center (BHC) will consist of one (1) overall building, constructed via two Phases of development with planned build-out up to 87,410 sq. ft. The BHC building will be an out-patient facility, and will serve to accommodate the demand for primary care and other medical disciplines helping to provide for more of a community level of medicine in the mid-town Gilbert area. Although the BHC building will be constructed in two Phases, both Phases will be reviewed by the Design Review Board at one time, through this application (DR12-04) for final approval of building architecture and site development and associated improvements. Staff notes that site improvements such as grading and drainage, landscaping, parking and circulation are a part of the DRB approval.

Access to the BHC facility will be via the main access drive, direct access from Warner Road with a added decel lane and an secondary or additional access point for employees and the public from Civic Center Drive. At the time of BHC Phase II construction or the improvements of the vacant parcel to the southeast of the subject site (whichever occurs first), there will be a second access point from Civic Center Drive that will be partially constructed on the BHC site to provide access to the BHC site and the vacant parcel to the southeast. This drive lane will be required to be fully improved and connect to the future Palm Lane roadway, which will tie Civic Center Drive to Gilbert Road in the future as the other parcels of the overall 37 acre overall site develop. Staff notes that this future drive aisle is required to be 30' in width versus the 25' currently shown and is a condition of approval. In addition there is a condition related to the existing bus stop on Civic Center Drive that abuts the site, which will require either a bus bay or a decel lane and therefore moving the bus stop back further on the site. These are conditions of approval (#6 and #7) per the Town of Gilbert Traffic Engineering Division.

Parking for the BHC facility is being addressed through a proposed AUP (AUP12-04) for deferred parking requirements, similar to what has been accomplished on the Banner Gateway Medical Campus, as Banner has established specific parking needs unique to the type of use. Parking will be implemented in a Phased development with 151 parking spaces provided with Phase 1 and an additional 330 spaces provided with the construction of Phase II, for a total of 481 parking spaces for the 87,410 sq. ft. facility.

Patient parking will be located on the north and east sides of the facility with employee parking predominately provided on the south and west sides of the BHC building. Staff notes that 36 of the 481 total parking spaces for the BHC site will be covered parking spaces, the covered parking spaces will be located in the south parking area for the doctors/ employees. Patient drop-off and loading spaces will be located on the northeast side of the building. A facility drop-off and loading zone for pick-ups and deliveries is provided at the southern portion of the building.

### **Landscape**

The landscape plan provides for a specific plan for each of the two Phases of development for the BHC site. Significant foundation landscaping is provided on all four sides of the proposed building as well as perimeter landscaping around the entire BHC site. The landscape areas for the site have been broken down by Phase I and II of the site improvements. The main front entrance to the BHC is located at the northeast portion of the site and is well shaded with both canopy and landscaping. Additionally, a number of shaded pedestrian walkways are provided to both the north parking area. An outdoor employee amenities area with shade trees, benches/ table is now provided for the development and was a comment as part of staff's 1<sup>st</sup> review comments. Decorative hardscape will be required at the pedestrian walkways. Landscape islands/ planters with shade trees are located a minimum of every 8 spaces for all non-covered parking spaces as required by the LDC.

### **Grading and Drainage**

The site will utilize existing and proposed on-site retention basins on the BHC site, in conformance with Town Engineering Department requirements. The proposed grading and

drainage plan for the site, meets the development requirements for the Town of Gilbert's Engineering Department.

### **Elevations**

Architecture of the BHC building will coordinate and utilize some established massing elements on other Banner Health buildings such as the existing hospital and MD Anderson facility on the Banner Gateway Medical Campus located at the NWC of Higley and Baseline Roads. The architecture of this structure is unique in its own right but it is also very important for Banner Health to provide a level of branding for their facilities throughout the Phoenix area in order to demonstrate to the customer that this is a Banner Health facility.

As such, color, material and design characteristics are compatible with the existing Banner Gateway hospital facility, etc. in order to coordinate the branding of existing Banner Health facilities, while creating an architectural style that is somewhat unique to the new use and facility as a community and neighborhood scale development.

The BHC building is situated in the central portion of the site with Phase I located on the east and the future Phase II building addition will be located to the west of the Phase I building. The main entrance of the BHC building oriented to the northeast and will be centered between the Phase I and Phase II building elevations once both are completed. The front entry will include a metal shade canopy. There are also service/ staff entries located on the south, east and west elevations, which are signified by zinc metal panel elements located vertically on the building elevation.

The colors and materials of the building will including varying colors and shades, or a blend of "Banner Block" CMU, which will be located on portions of nearly all elevations, with the exception of the southern elevation at Phase I and the majority of the western elevation at both Phase I and Phase II; in which a lighter colored EIFS material will be utilized for the majority of these elevations. The uses of slightly recessed vertical, horizontal and storefront window types are utilized on all four building elevations. The proposed building has a number of massing element variations and articulation on all four sides of the proposed building at both Phase I and Phase II. Staff notes that the proposed building will be 1-story in (27' high) with Phase I and the Phase II expansion will be a 2-story (42' high) building.

### **Lighting**

Site lighting is provided by wall mounted, bollard lighting as well as parking lot light poles mounted at a maximum of 25' in height, located in landscape areas, islands/ diamonds. All site lighting will be required to comply with Town codes.

### **Signage**

Signage has been included with this application and will be a part of the DRB approval. Signage for the subject site includes three (3) monument signs, a wall sign and directional signage; all signage complies with the LDC Sign Regulations.

## **CHANGES FROM MAY, 10 2012 DRB STUDY SESSION**

1. Foundation landscaping has changed based on DRB comments. Changes include:
  - a. The seven 24"-box Acacia trees were replaced with seven 36"-Box Desert Museum Palo Verdes at the building entries. Desert Museum Palo Verdes are thornless, provide ample shade, have distinctive rich and interesting trunks and branches and have beautiful yellow flowers that appear in spring and often last through summer months thus providing visual interest through the entire year.
  - b. The little john bottle brush shrub was replaced with the lantana gold mound shrub of equal size which will give a more flashy flower that will last through most of the year starting in late February until December.
  - c. The remainder of the shrubs used around the building in particular, provide accent by shape, like agave and yucca shrubs, and by color like Gold Star Yellow Bells which will flower from spring to fall, trailing lantana which will flower throughout most of the year, baja fairy duster which will flower from spring to fall, and valentine bush which will flower in the winter time.
2. At the time this report was written the roof-mounted mechanical equipment screening has not been revised, based on comments from the 5/10/12 DRB Study Session to be more integrated into the building architecture.
3. Architecture of the south elevation has been revised to provide more articulation at Phase I, with some added Banner Block elements, rather than all EIFS as originally proposed.
4. An outdoor amenities area has been added to the south portion of the site.

## **PUBLIC NOTIFICATION AND INPUT**

The subject site was posted and notification was provided to the neighbors per the requirements of the Land Development Code, Article 5.205. Public notification for property owners within 300 ft. and homeowner's associations within 1000 ft. were provided. In addition, notification of the public hearings was placed in 4 public places. Signage was posted on the site. As of the writing of this staff report, no public input has been received.

## **STAFF RECOMMENDATION**

Approval of the findings of fact and approval of DR12-04, Banner Health Center: site plan, landscape plan, grading and drainage, elevations, floor plans, lighting, signage, colors and materials, for the Banner Health Center located at the southwest corner of Civic Center Drive and Warner Road zoned Regional Commercial (RC) PAD, subject to conditions:

1. Construction of the project shall conform to the exhibits approved by the Design Review Board at the July 19, 2012 public hearing.
2. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.

3. The southern-most access drive from Civic Center Drive, noted to be constructed in Phase II shall be completed at either Phase II development of the Banner Health Center (BHC) project or prior if the parcel to the south is developed prior to the BHC Phase II.
4. Prior to the submittal of construction drawings, AUP12-04 shall be approved, for deferred parking on the BHC site.
5. The southernmost driveway shall be 30' in width, rather than 25' wide.
6. A right turn decel lane shall be provided as an alternate to a full bus bay at the first drive access on Civic Center Drive.

**Attachments and Enclosures:**

1. Notice of Public Hearing Map
2. Findings of Fact
3. Aerial Photo
4. Project Narrative (13 pages)
5. Site Plan Exhibits (5 pages)
6. Grading and Drainage and Utility Plan (5 pages)
7. Building Elevations and Floorplans (9 pages)
8. Colors/ Materials Board
9. Signage Details
10. Landscape Plans (3 pages)
11. Lighting (2 pages)

## **FINDINGS OF FACT**

### **DR12-04: Banner Health Center**

**Located at the southwest corner of Civic Center Drive and Warner Road**

1. The project is consistent with the applicable Design Guidelines;
2. The project conforms to the General Plan, and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby development; and
5. The project design provides for safe and efficient provision of public services.